

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Miscellaneous # 01005

DATE: June 20, 2001

PROPOSAL: A request to review a proposed revision to the North 27th Street Redevelopment plan to add a project that includes the purchase and demolition of the old Midas Muffler building located at 601 N. 27th Street.

GENERAL INFORMATION:

APPLICANT: Marc Wullschleger, Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

CONTACT: Wynn Hjermstad
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

ANALYSIS:

1. This is a request to review a proposed amendment to the North 27th Street Redevelopment Plan for the addition of a project that includes the purchase and demolition of the building located at 601 N. 27th Street to provide more landscaping, green space and parking.
2. The North 27th Street Redevelopment Plan covers an area generally bounded by "N" Street on the south; Leighton Avenue on the north; 23rd Street on the west; and 31st Street on the east. The boundaries of the project are more specifically set forth on the attached map.
3. The proposed amendment (attached) details project elements for redevelopment, including the purchase and demolition of a building for redevelopment as parking and landscaped green space.
4. The City plans to acquire and demolish the structure on the property.
5. The North 27th Street Redevelopment Corridor Study identified a goal of "providing more green space". This project will further meet this goal. This project is adjacent to a current city redevelopment project.

6. The North 27th Street Redevelopment Plan shows this area for commercial development.

7. The proposed revisions to the North 27th Street Redevelopment Plan are consistent with the North 27th Street Corridor Study and the 1994 Comprehensive Plan.

STAFF RECOMMENDATIONS: Finding that the proposed revision to the North 27th Street Redevelopment Plan Conforms with the Comprehensive Plan.

Prepared by:

Becky Horner
Planner

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Miscellaneous #01005
N. 27th Redevelopment Plan
601 N. 27th St.

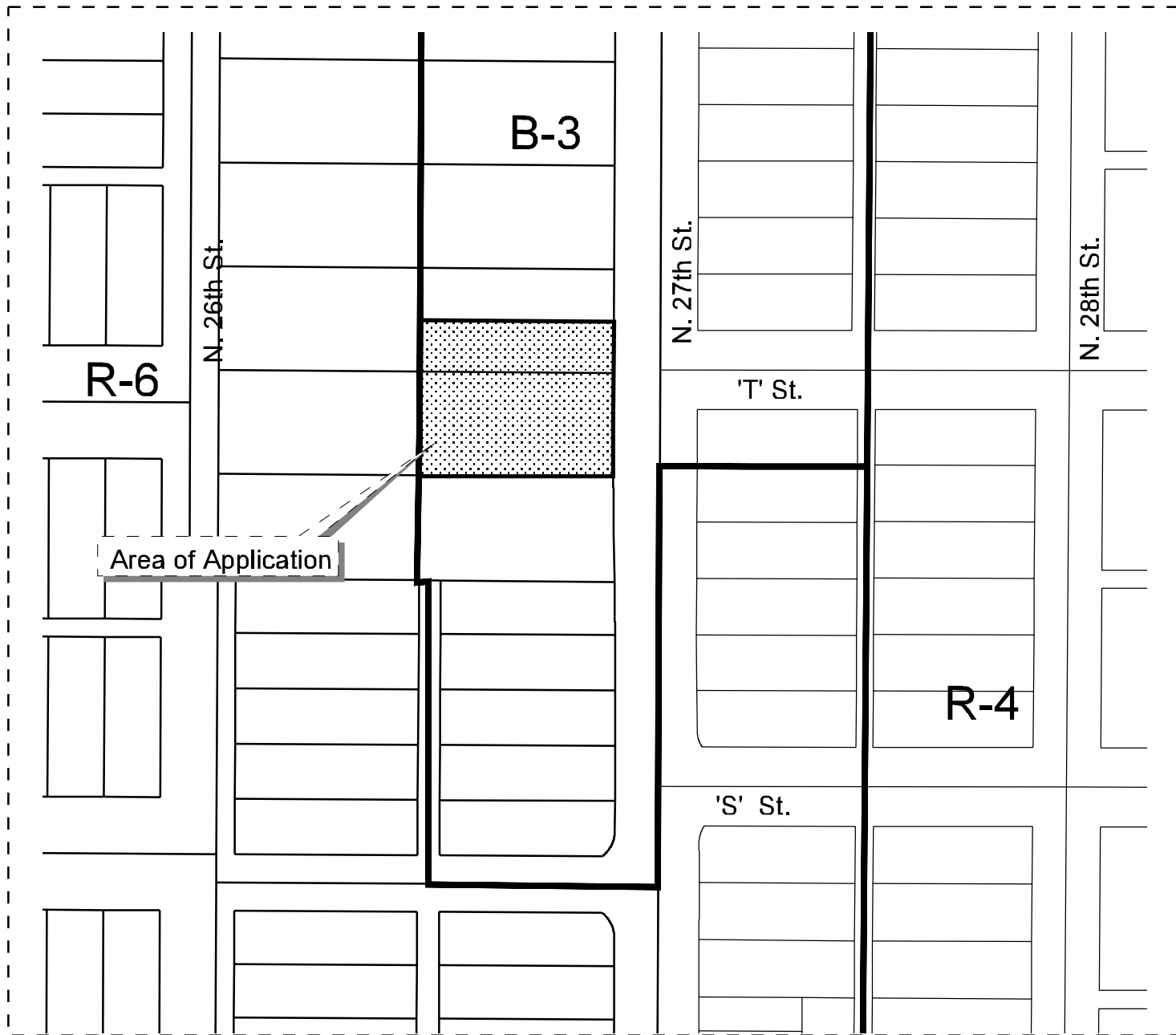


Sheet _____ of _____

Date: _____

Photograph Date:

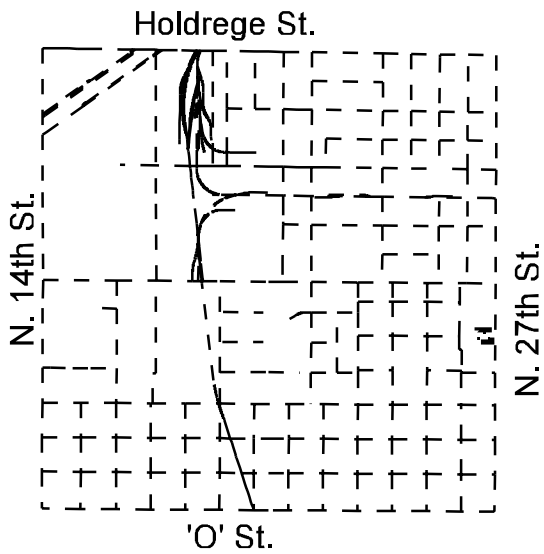
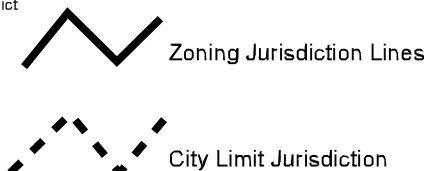
Lincoln City - Lancaster County Planning Dept.

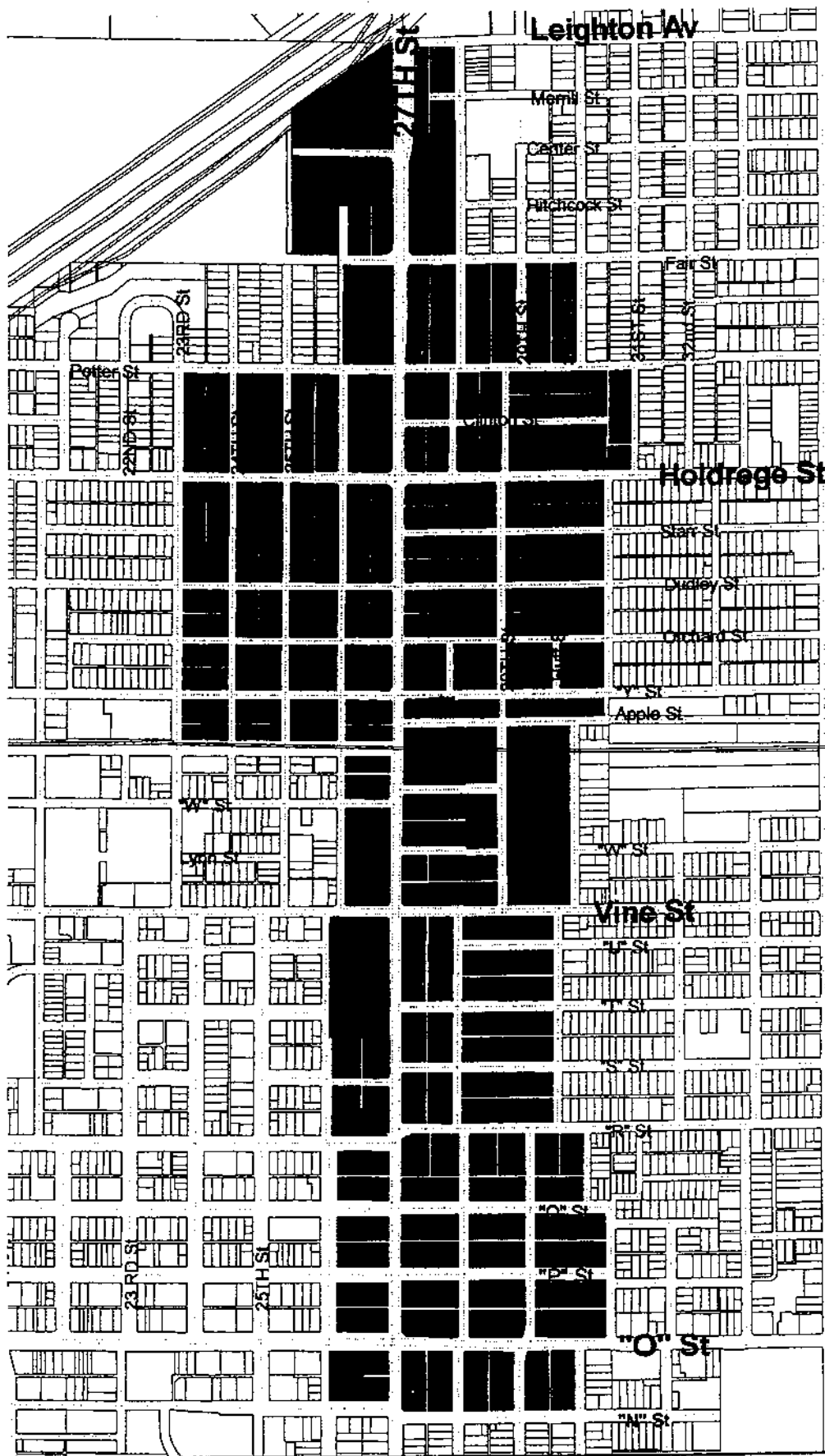


Miscellaneous #01005
N. 27th Redevelopment Plan
601 N. 27th St.

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 24 T10N R6E





■ Redevelopment Area

□ Parcel Boundary

~ Streets

~ Railroad

N27th St. Redevelopment Area

Exhibit # 1



1 inch equals
625 feet

029

Lincoln



Nebraska's Capital City

June 14, 2001

Kathleen A. Sellman, AICP
Planning Director
Lincoln Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Kathleen:

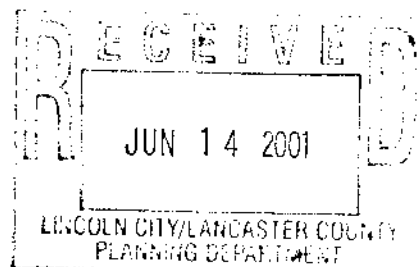
Enclosed please find an amendment to *The North 27th Street Redevelopment Plan*. The proposed amendment adds a project that includes the purchase and demolition of the old Midas Muffler building located at 601 North 27th Street. The building has been for sale for over a year, is deteriorating and contributing to a blighting influence on North 27th Street. This location is adjacent to a current city redevelopment project. Demolition of this building and the installation of landscaping will further meet the goal in the Redevelopment Plan of providing more green space. Additional parking will benefit adjacent property owners.

Please forward the amendment to the Planning Commission for their consideration as an amendment to *The North 27th Street Redevelopment Plan* at their July 11, 2001 meeting, if possible. If you have questions, please contact Wynn Hjermstad at 441-8211. Thank you.

Sincerely,

Marc Wullschleger
Director

enc.



- Relocate/upgrade utilities as needed
6. 27th and Apple: Commercial Redevelopment. Develop multi-tenant office building. Project elements include:
- Acquisition of Union Pacific Railroad ROW
 - Eliminate driveway on North 27th Street
 - Secure easements
 - Pave alley
 - Pave off-street parking
 - Relocate/upgrade utilities
7. 27th and Holdrege: Mixed use development. Acquire marginal commercial areas and redevelop small neighborhood retail center, approximately 9,000 square feet, on southwest corner. Project activities include:
- Property Acquisition: Cooley's Addition, Lots 1, 2, and 3, excluding Street ROW
 - Relocation of tenants
 - Demolition of current buildings
 - Construct new driveway onto 26th Street.
 - Pave alley
 - Pave off-street parking
 - Relocate/upgrade utilities
8. West side of 27th Street but east side of the block between "S" and "T" Streets: Eight blighted properties have been acquired by the City, tenants relocated and buildings demolished. Redevelop this City owned property to office/commercial. Consideration should be given to including second story housing units above the commercial/office building(s). Project elements include:
- Pave alley
 - Provide access north of alley to northern boundary of the site
 - Relocate/upgrade utilities
 - Pave and landscape outside property line, driveways, approaches and sidewalks.
 - Replat and rezone
 - Close "S" Street west of the alley to prevent through traffic from increasing in the abutting neighborhood residential area
9. West side of 27th Street but east side of the block just north of "T" Street and project number 8, above: Acquire a substandard commercial building and redevelop the site for parking. Project elements include:
- Property acquisition: The south half of Lot C and all of Lot "B" Hawley's Addition, more commonly known as 601 North 27th Street.
 - Demolition of current building
 - Construction of parking lot with landscaping

